



Ullswater Court, Glebelands Avenue, South Woodford, London, E18 2BD

£189,950 Leasehold

RETIREMENT DEVELOPMENT One bedroom GROUND FLOOR apartment situated in a very popular well managed block which offers well kept communal gardens, entryphone system, lift to all floors, communal lounge with garden view. Resident manager. The development is located within minutes walking distance of George Lane shopping amenities, South Woodford Central Line Station and local bus routes. There is also a Post Office, two GP practices and dentist within one minute's walk of the apartment. To arrange a viewing please call 020 8530 4646.



Communal Security Entrance

Entryphone system, stairs and lift to all floors. Door to flat.

Reception Hallway

10'3" x 3'3" (3.13 x 1.01)

Two storage cupboards, laminate flooring, wall mounted entyphone and electric radiator.
Doors to:-

Lounge/Diner

17'8" x 10'4" (5.41 x 3.16)

Double glazed window to front aspect, fitted carpet, electric radiator, wall light points, open walkway to:-

Kitchen

7'9" x 6'10" (2.38 x 2.10)

Base and eye level units, work surface area incorporating sink unit, electric hob with extractor, electric oven, plumbing for washing machine, fridge and window.

Bedroom

14'1" x 10'4" (4.31 x 3.16)

Double glazed window to front aspect, fitted carpet, electric radiator and fitted wardrobe.

Shower Room/w.c

4'10" x 4'9" (1.48 x 1.47)

Shower cubicle, tiled walls and floor, wash hand basin, w.c. and extractor fan.

Outside

Well kept communal gardens.

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

